

Historical Land Use Investigation
2824-26 North Teutonia Avenue
Milwaukee, Wisconsin

File: 311-09

Prepared by:



Department of City Development

November 13, 2018

A handwritten signature in black ink, appearing to read "Mathew Reimer", written over a horizontal line.

Mathew Reimer
Senior Environmental Project Coordinator

A handwritten signature in black ink, appearing to read "Jack Johnston", written over a horizontal line.

Jack Johnston
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 2824-26 North Teutonia Avenue, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the “project site” unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by West Hadley Street to the south, West Albany Place to the north, North 14th Street to the east, and North Teutonia Avenue to the west. The project site is developed with a 2.5 story building. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2015 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
2824-26 North Teutonia Avenue	3110833000	Not Available	3,523 ft ²	LB2	City of Milwaukee

*LB2 = Local Business District

C. Historical References

1. The Wright’s City Directories (1935-1990) and the Polk’s City Directories (1993-2015), reviewed in approximately five year increments indicate the following information for the project site:

Address	Date(s)	Occupancy
2824 North Teutonia Avenue	1935-1960	Residential
	1965	No return
	1970	Residential
	1975	Vacant
	1980-1990	Residential
	1996	No listing
	2000	Residential
	2005	No listing
	2010-2015	Residential
2826 North Teutonia Avenue	1935-1950	Meats
	1955	Giese Floral Shop
	1960-1970	Sausage Manufacturers
	1975	Teutonia Superette
	1980-1985	Vacant
	1990	Howard’s Gift and Variety Shop
	1996	Residential
	2000-2015	No listing

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Date	Comments
6-29-1904	Alterations: underpin(?) frame building 20x40 – 7 ft high; Cost: \$450
4-1-1921	Alterations: alter front of building, unspecific; Owner: Mrs. Sanders

Date	Comments
11-15-1951	Permit: provide boiler room enclosure; type of building: office; Owner: W.E.K. Realty Company
2-8-1957	Erect one roller awning recover; Owner: Joseph A. Schierow
7-11-1963	Electric: Install six fixtures; owner: Kielsow Realty Company
8-8-1963	Permit: Repair fire damage, repair roof & replace approx. six rafters; Owner: W. Nielson
2-14-1969	Permit: Raze 1.5 story garage; Owner: Joseph Schierow
2-3-1972	Occupancy: Grocery store – fish market; former: meat market; building owner: Nielson Realty
3-31-1975	Occupancy: Grocery store; former: same; building owner: F. Weatherall
4-17-1978	Occupancy: Grocery store (first floor), apts (second floor); Owner: Roy McCain
4-28-1981	Inspection Violation: Wire compressors in the basement in an approved manner, terminate the wires in the conduit on south wall in store area
9-2-1989	Occupancy: gift store; former: Austin Howard Sr. – Variety and Liquor store
4-4-2004	Install 6 ft high wood picket fence to enclose rear yard; Owner: Larry Minor
5-4-2005	Occupancy: Black Market Sports (entire first floor)
1-18-2007	Electric: repair service mast; Owner: Larry Minor

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site as a two story store with stable on the eastern end of the lot. The lot in which the project site sits is long and narrow. Adjacent to the project site on the northern adjoining lot is a commercial space labeled as a bakery. The southern adjoining lot of the project site is a drug store. The block in which the project site is situated is majority commercial. Along Teutonia though, most lots have flats and dwellings located on them. There is a wagon shed on Teutonia as well, but the rest of the area is dwellings and flats. Almost none of them have garages or stables. There are also a few vacant lots around the project site as well.
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site as a two story store. The stable located on the eastern edge of the lot has been replaced with a garage. The block around the project site is still predominately commercial. The location of the wagon shed from the previous map has now been replaced with a filling station with at least three gas tanks. This is quite the distance from the project site though. The general vicinity of the project site is still mostly residential. Most homes now have garages. There are a few vacant lots scattered throughout, but they are sparse.
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site as a two story store. The garage from the previous map on the eastern edge of the project site is no longer there. Adjacent businesses are now labeled. There is sheet metal works and an offset plate factory very close to the project site. Additionally, on the same block there is now a surface parking lot business labeled as paints. The block the project site is on is still heavily commercial compared to the rest of the general area. The filling station is still there, but gas tanks are no longer labeled. There is a change in roads as Locust Street has been widened from 60 feet to 120 feet in width. Still though, the rest of the area is conventional suburban flats and dwellings, most having garages in the back.

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.
2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on November 6, 2018. The project site was observed to be developed with a 2.5 story building. The first floor was commercial, the second floor was an apartment. There was also a basement on site. There was a small backyard as well and the grass there appeared to be in good condition.

G. Findings and Conclusion

This Historical Land Use Investigation did not reveal potential environmental conditions. The available historical information does not warrant a Phase II Environmental Site Assessment (ESA) of 2824-26 North Teutonia Avenue at this time.

MR/JJ
City of Milwaukee
November 13, 2018



FIGURE 2

Plat Map

2824-26 North Teutonia Avenue, Milwaukee, WI

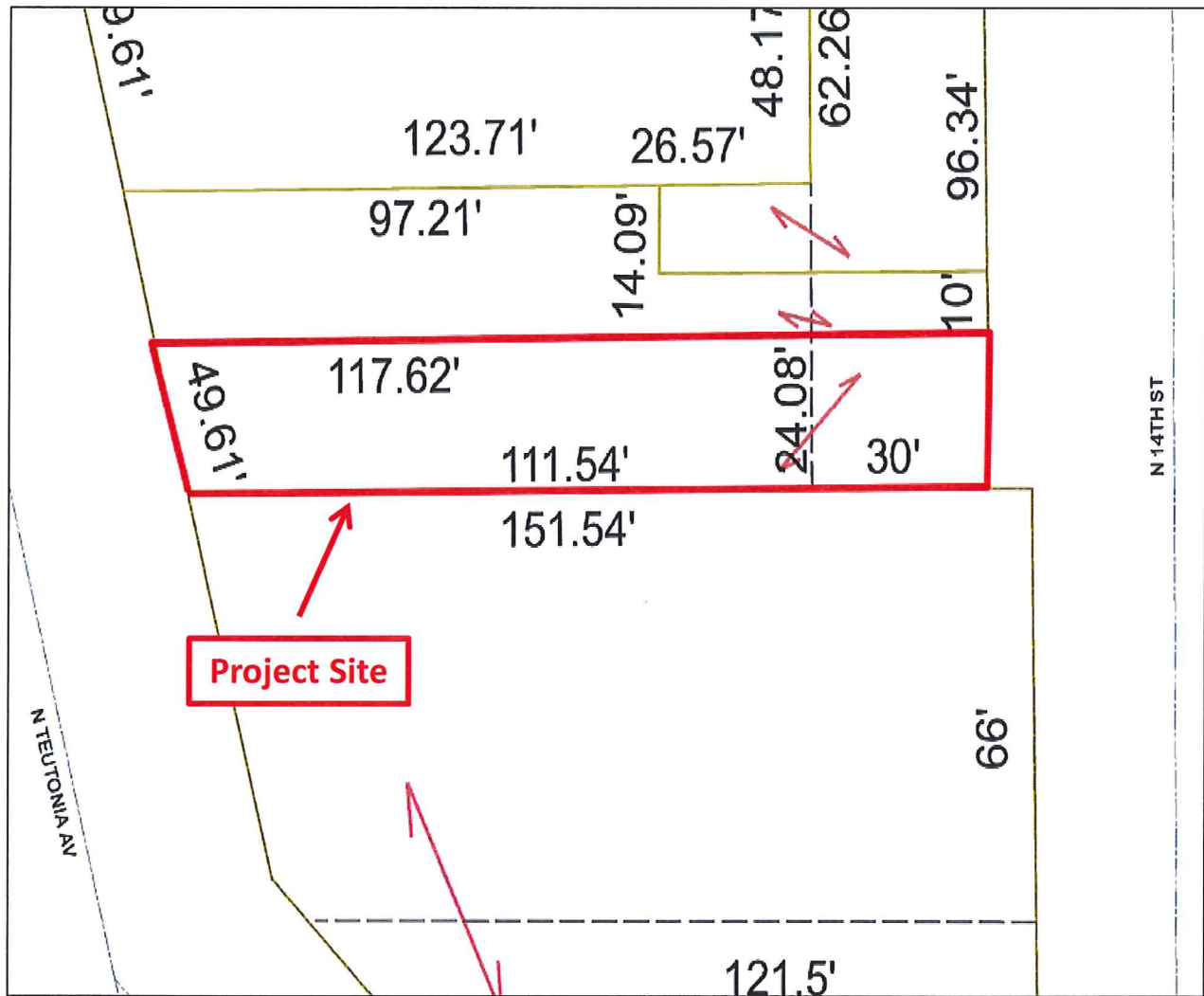
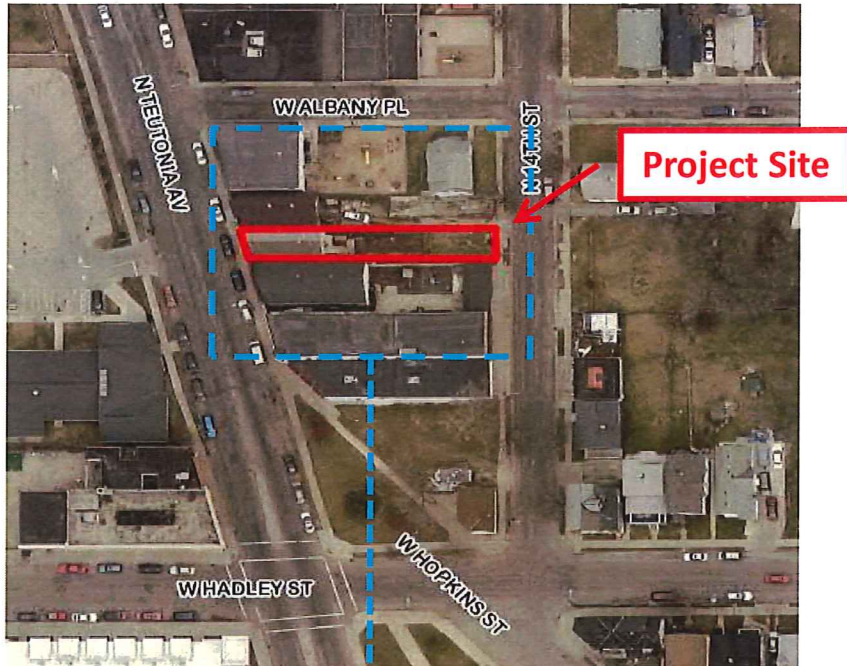


FIGURE 3

Aerial Photographs

2824-26 North Teutonia Avenue, Milwaukee, WI



Source: Map Milwaukee (2015 Aerial)

FIGURE 4

1937 Sanborn Fire Insurance Map
2824-26 North Teutonia Avenue, Milwaukee, WI

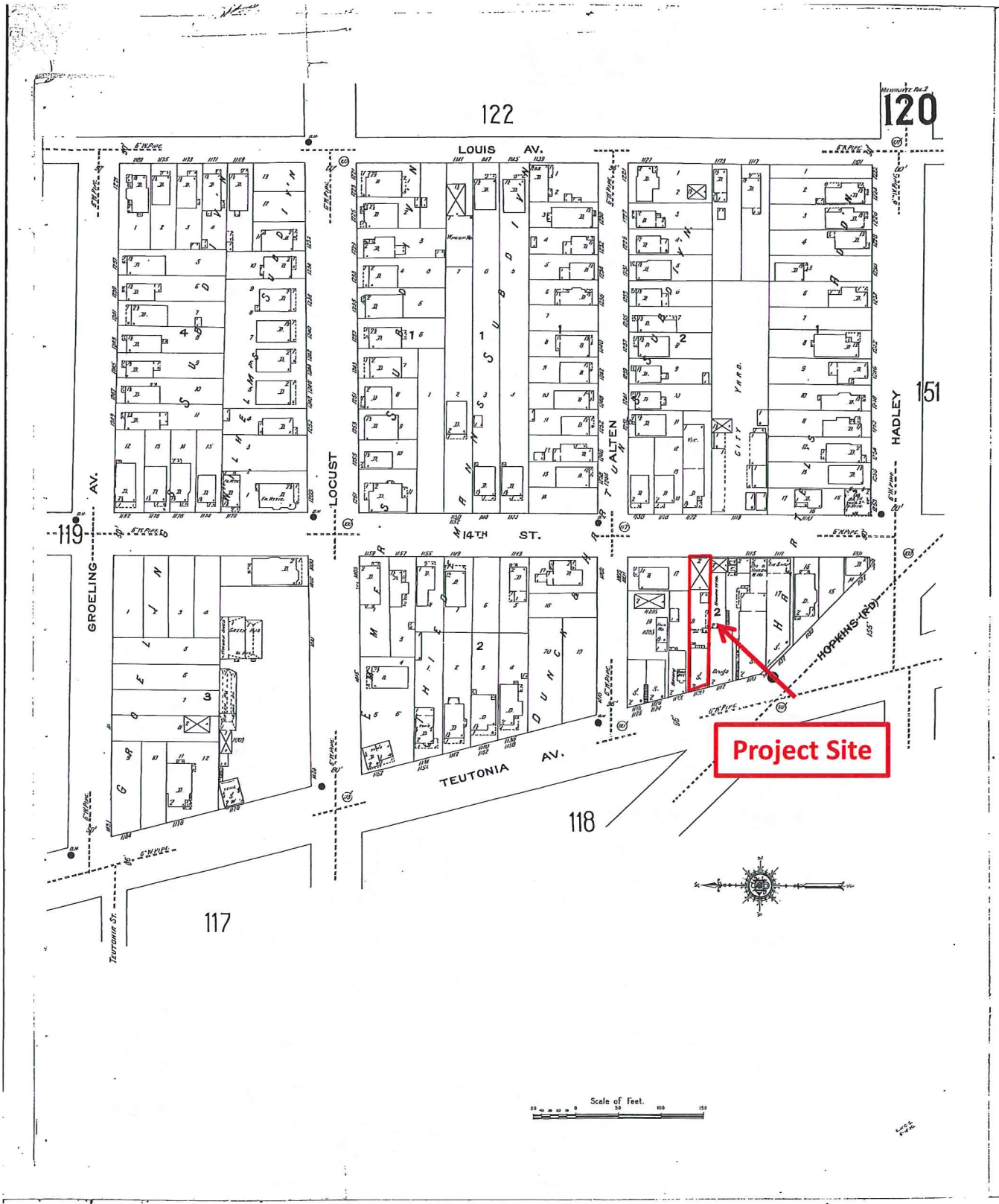


FIGURE 5

1951 Sanborn Fire Insurance Map
2824-26 North Teutonia Avenue, Milwaukee, WI

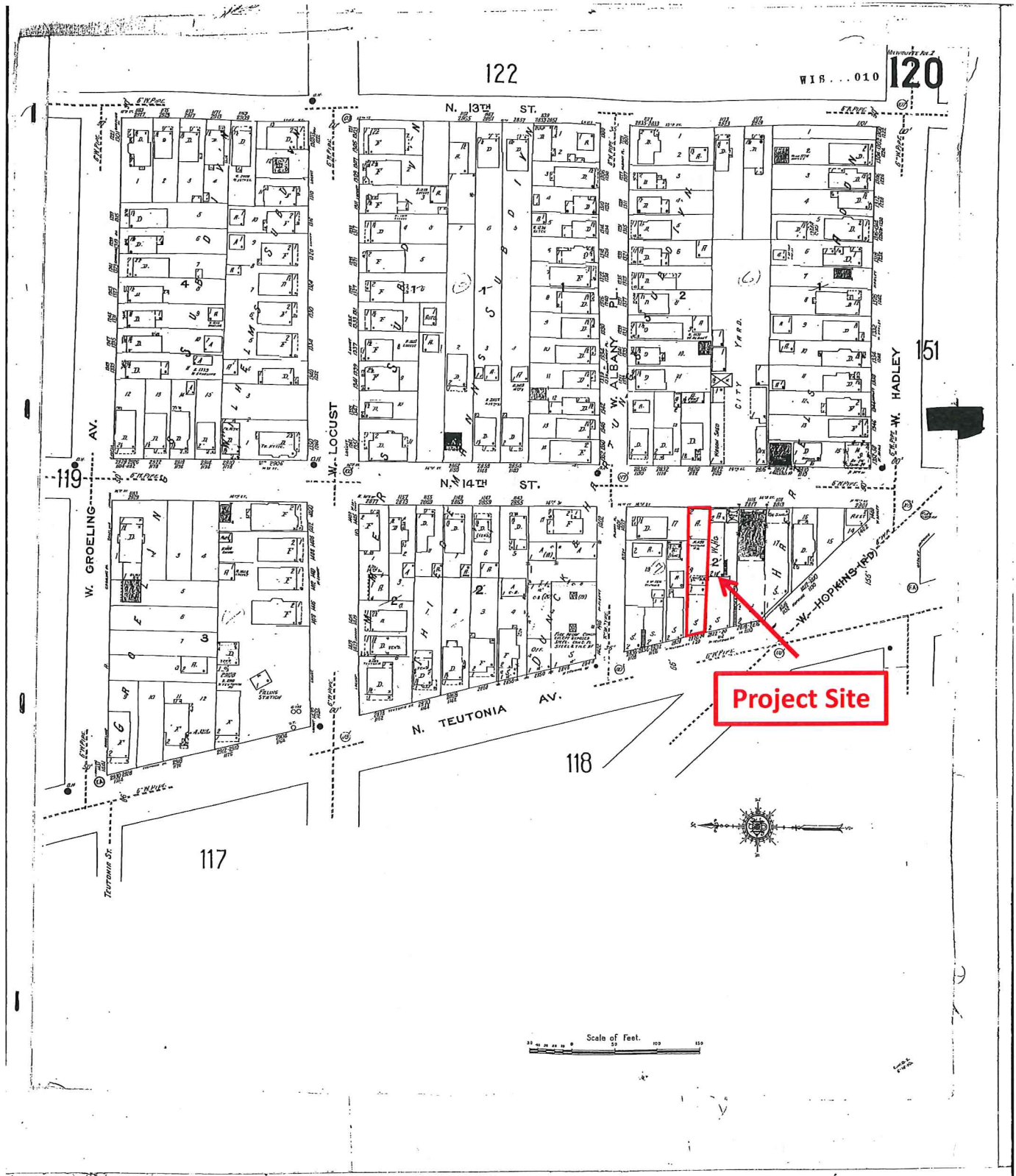
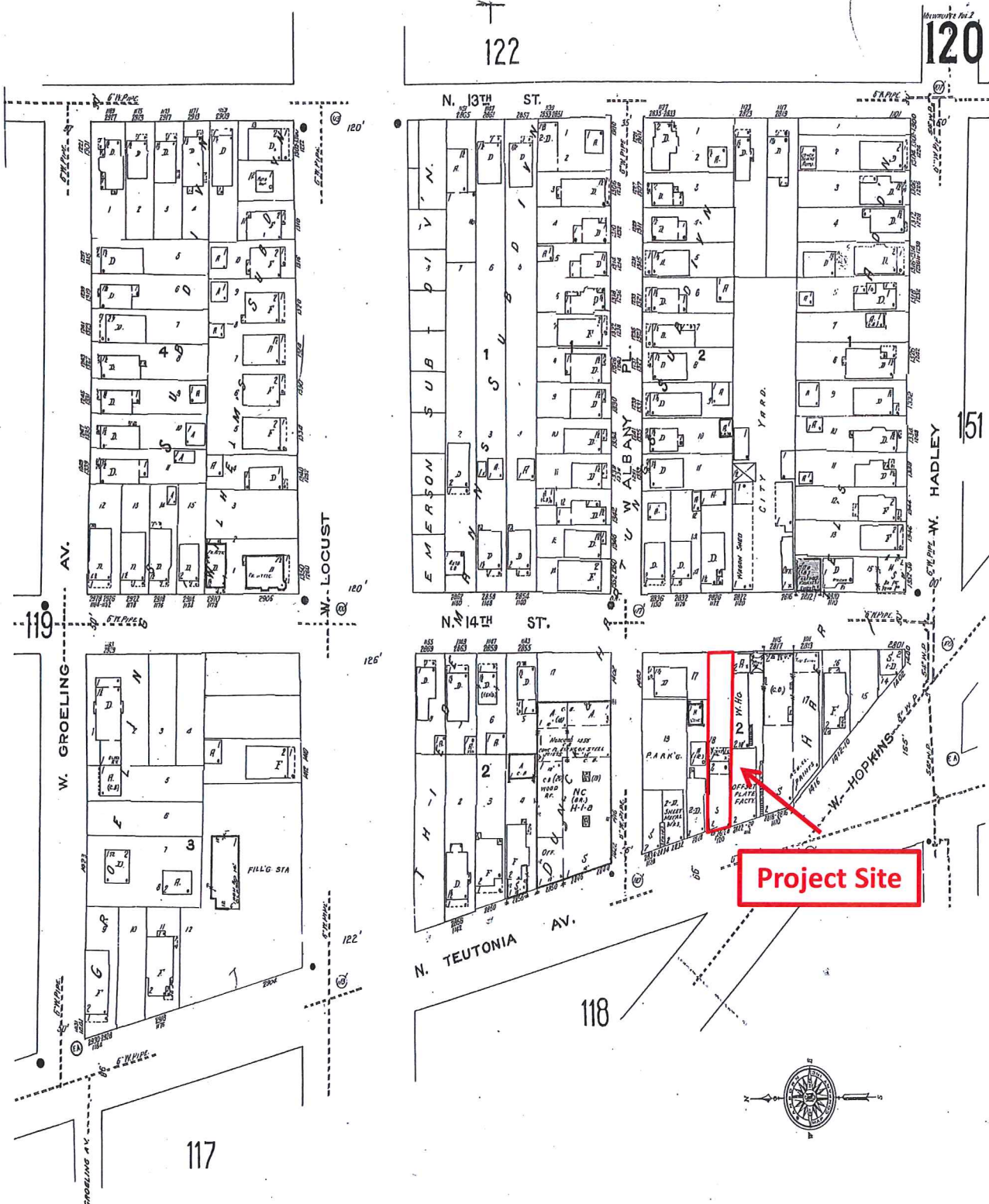


FIGURE 6

1969 Sanborn Fire Insurance Map
2824-26 North Teutonia Avenue, Milwaukee, WI



ATTACHMENT A

Site Photographs

2824-26 North Teutonia Avenue, Milwaukee, WI



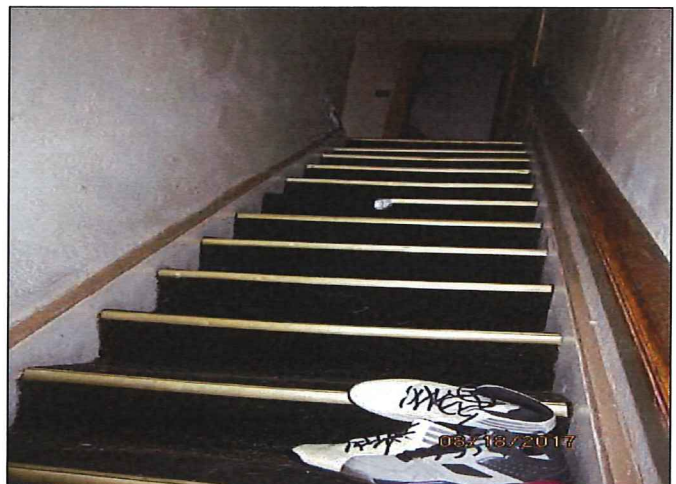
Front view of project site, looking east



Back view of project site, looking west



Narrow alley between project site and adjacent building



Stairway leading to upstairs apartment



Corridor in upstairs apartment



Kitchen in upstairs apartment

ATTACHMENT A

Site Photographs

2824-26 North Teutonia Avenue, Milwaukee, WI



Additional view of first floor commercial area



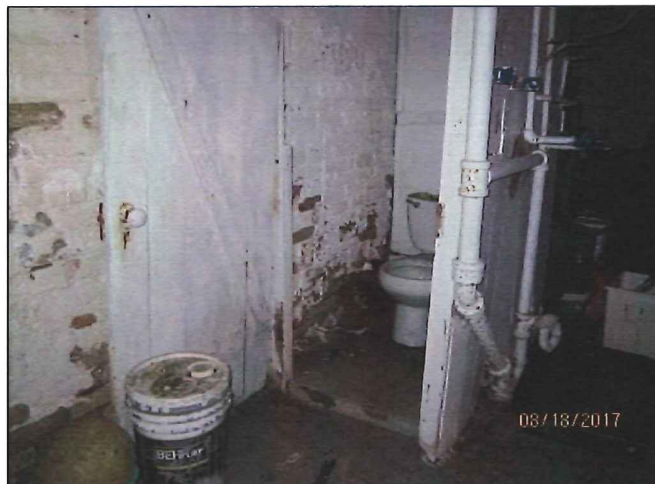
Stairway leading to basement



View of the basement area



Bathtub in the basement of the project site



Toilet in the basement of the project site

ATTACHMENT A
Site Photographs
2824-26 North Teutonia Ave, Milwaukee, WI



Living room of upstairs apartment



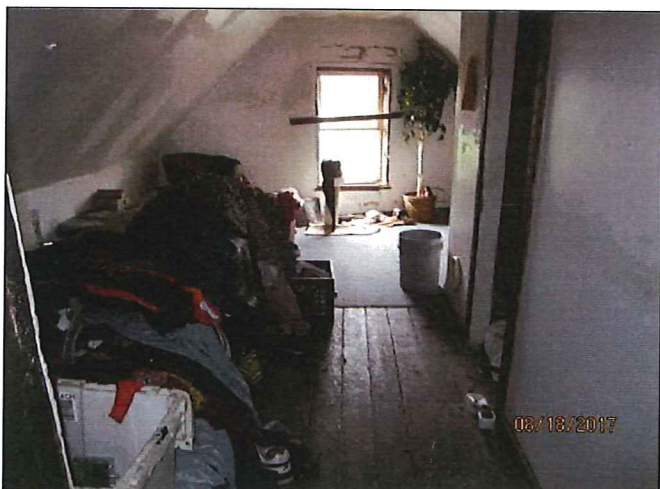
Bathroom in upstairs apartment



Stairway leading up to attic/loft area



Storage area of attic/loft



Alternate view of living area in attic/loft area



First floor commercial area